

Foreclosure List 2023-01

September 13, 2023



Revenue Division

City of Portland Assessments, Liens, Collections and Foreclosure Program

- Property Assessments
- Liens eligible for Foreclosure
 - 60 days delinquent for non-bonded
 - One year delinquent for bonded liens
 - Code Violations
 - Nuisances
- Foreclosure
 - Used as a last resort when corrections have not been made to the property and when fees have not been paid

The City's Foreclosure Efforts

Bureau of Development Services (BDS): recommends priority properties to the Revenue Division for foreclosure and some are selected from the Extremely Distressed Properties Enforcement (**EDPE**) Program

City Attorney: identifies barriers to foreclosure and advises on legal matters

Revenue Division: reviews delinquent accounts, BDS recommendation foreclosure property reports, and City Attorney recommendations and determines which properties to submit to Council for foreclosure consideration

City Treasurer: conducts the foreclosure sale

Property Expectations

- Minimum Standard
- Bureau of Development Services Compliance Division
 - Property Complaints
 - Incentive to correct violations
 - Referral to Revenue Division for Assessment



City Foreclosure Program

Vacant and Distressed Properties with Delinquent Liens

- Focused effort to resolve vacant and distressed properties
- Minimize the adverse effects caused by these properties in the community
- Bring these properties into productive use
- Used as a last resort

Characteristics of Vacant and Distressed Properties

- No contact from property owners
- No efforts to make corrections
- Community complaints and code violations often increase in number
- The City's programs or payment plans do not motivate the property owner
- Attractive for unlawful occupants
- A property with uncorrected violations may get worse over time

Opportunities to Correct Violations/Delinquencies

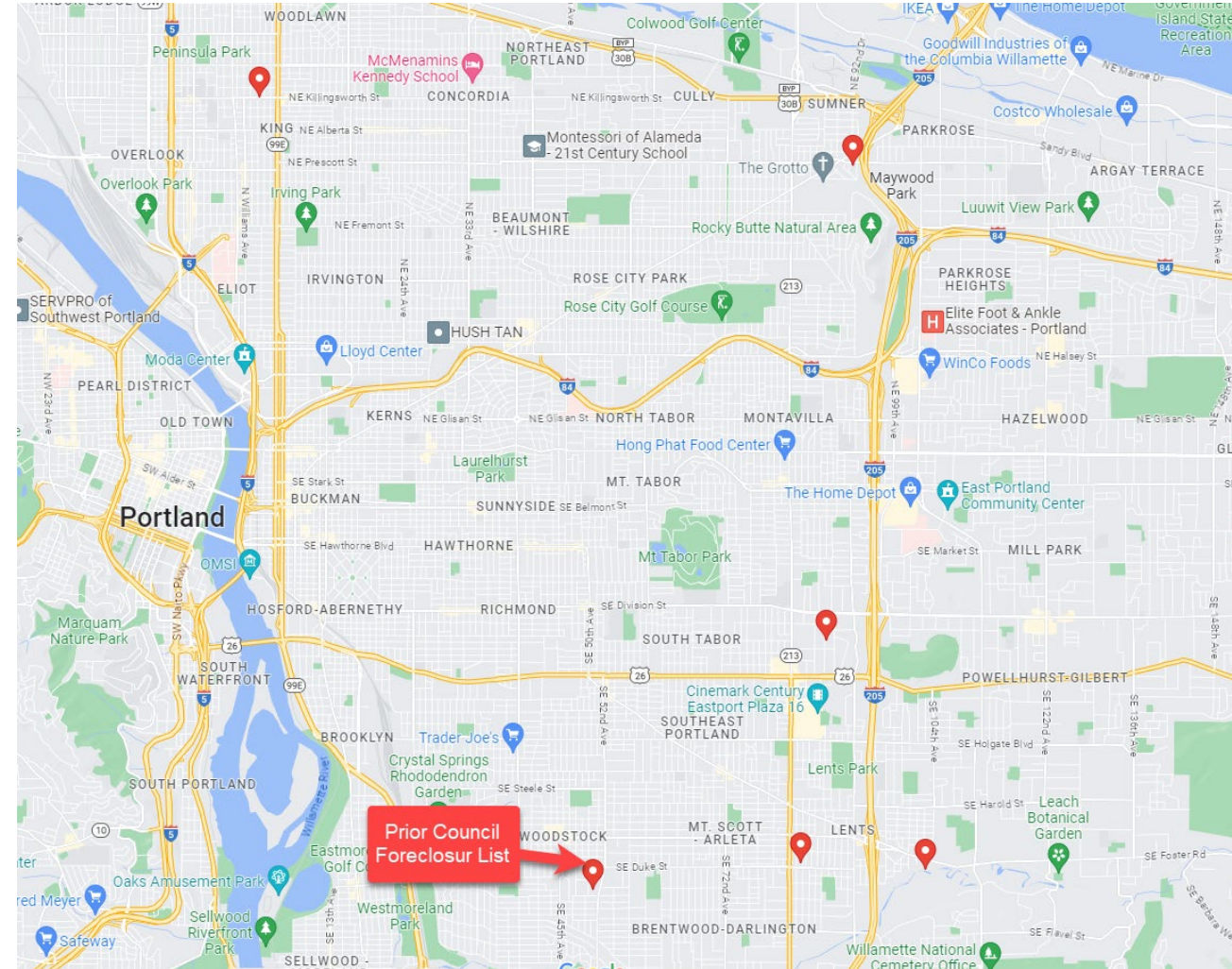
- Lien Reduction Review Program
- Waivers (BDS)
- Catch Up Payment Plan Agreement
- Amnesty Program (BDS)
- Hardship Payment Plan Agreement
- Delinquency Outreach

Results of the Foreclosure Process since June of 2016

- Foreclosure activity has motivated resolution for many property owners
- 25 properties brought to Council for consideration
 - \$1.55M recoveries
- The last Foreclosure Sale was held on October 17, 2022

Properties Recommended for City Foreclosure

- 5 properties
- 27 liens
- \$608,537.92 owed as of August 31, 2023
- Four properties are in the Extremely Distressed Properties Enforcement (EDPE) Program
- One has chronic offender liens
- 1 property approved on a prior Council Foreclosure List 2020-01
 - 3 liens
 - \$107,630.90 owed as of August 31, 2023



Properties Recommended for City Foreclosure Characteristic Snapshot

Property Characteristics – Use, Delinquency Period and 2020 Census Race and Ethnicity Data

Property Id	Site Address	Property Use	Days Late of Oldest Lien as of August 31, 2023	Census 2020: Race and Ethnicity in Oregon by Dot Density by Address *
R261715	9124 NE PRESCOTT ST	MISC IMPROVEMENTS	8 Years , 6 Months and 29 Days	Vacant
R243146	111 NE KILLINGSWORTH ST	RESIDENTIAL IMPROVED	5 Months and 5 Days	Vacant
R108556	6417 SE 84TH AVE	RESIDENTIAL IMPROVED	11 Years , 7 Months and 13 Days	Vacant
R335566	6402 SE 103RD AVE	9-20 UNIT MULTI-FAMILY	1 Year and 12 Days	Vacant
R193399	2826 SE 87TH AVE	RESIDENTIAL IMPROVED	25 Years , 4 Months and 26 Days	Vacant
R104983	5080 SE COOPER ST ★	RESIDENTIAL IMPROVED	22 Years , 10 Months and 6 Days	White, not Hispanic or Latino

* Population Research Center – Portland State University
Census Data for Oregon, Mapping Race & Ethnicity with dot Density
This data is for resident; not ownership

★ Approved on a prior Council Foreclosure List 2020-01; Ordinance 190190

9124 NE Prescott St

- **Five liens assessed against this property**
- Delinquency ranges from 2015 - 2023
- Total amount owed on liens: **\$118,964.53**
(As of August 31, 2023)
- Ownership: Gerald & Vicki Decker
- 7 police calls made to this property from 2012 – 2023. 222 calls were made within 200 feet of this property.
- **EDPE** Program case since 2018
- Property taxes are three years past due



111 NE Killingsworth St

- **Two liens against the property**
- Delinquent since April 2023
- Total amount owed: **\$9,436.20**
(as of August 31, 2023)
- Ownership: Killingsworth Rodney LLC
- 9 police calls made to this property
between 8/21/2022 – 7/24/2023. 11 police
calls were made within 200 feet of this
property
- Two fires in the last two years at the
property
- Property Taxes are one year past due



6417 SE 84th Ave

- **Four liens against the property**
- Delinquency range 2012 - 2022
- Total amount owed: **\$169,635.75**
(as of August 31, 2023)
- Ownership: Michael A. Jarvis
- Property vacated under Code Hearing Order (CHO)
- 47 police calls made to this property between 2012 – 2023. 154 police calls were made within 200 feet of this property.
- **EDPE** Program Case



6402 SE 103rd Ave

- **Seven liens against the property**
- Delinquency range 2022 - 2023
- Total amount owed: **\$159,016.09**
(as of August 31, 2023)
- Ownership: 103rd Multiplex LLC
- Noncompliant septic system
- Septic system currently drains into the Johnson Creek
- 21 police calls made to this property between 2018 – 2023. 39 police calls were made within 200 feet of this property.
- **EDPE Program Case**



2826 SE 87th Ave

- **Nine liens against the property**
- Delinquency range 1998 - 2023
- Total amount owed: **\$151,485.35**
(as of August 31, 2023)
- Ownership: Kelly Freed
- 20 police calls made to this property between 2018 – 2023. 39 police calls were made within 200 feet of this property.
- **EDPE** Program case
- Two fires happened to this property



5080 SE Cooper St.

- **Three liens placed against the property**
- Property was previously approved for foreclosure but did not sell
- Delinquency ranges from 2001- 2023
- Total amount owed on liens: **\$107,630.90**
(as of August 31, 2023)
- Ownership: Jeffrey S Craig
- 34 police calls for service between 2012 – 2023 within 200 ft of the property. 1 of the calls were directly related to the property
- Property vacant (2014 and 2016 utilities stopped; water and electricity respectively)
- Fire, health, life and safety violations



Next Steps in the City's Foreclosure Process

